Karen Johnson
Batch # 1456793
08/10/2026 12:32:48 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260810-0073459

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
SAICHAY SIVILAY 425 SHORELINE CIRCLE NASHVILLE, TN 37013	NEW OWNER	165-05-0A-050.00

KNOW ALL MEN BY THESE PRESENTS:

That SAICHAY SIVILAY, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between SAICHAY SIVILAY, Plaintiff, and SOMBOUN DANNY SIVILAY, Defendant, (being one and the same as SOMBOUN SIVILAY), does hereby demise, release, and forever quitclaim unto the said, SAICHAY SIVILAY, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 50, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Geroge Brandt and Eric Sox, as tenants in common by deed from Daryl Spicer, dated July 15,2015, of record in Instrument No 20150715-0068910, and being the same property conveyed to Daryl Spicer by Trustee's Deed from Shapiro & Ingle LLP, dated July 13,2015, and recorded in Instrument No. 20150715-0068909, having been the same property conveyed to Peggy L. Scheuers, unmarried by Warranty Deed from CMH Parks, Inc. dated March 6,2006, and recorded in Instrument No. 20060308-0027159, Register's Office for said County.

This is improved property known as 425 Shoreline Circle, Nashville, Tennessee 37013.

Being the same property conveyed to Saichay Sivilay and Somboun Sivilay, wife and husband, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, dated December 21, 2015 of record in Instrument No. 20160111-0002480, and recorded January 11, 2016, Register's Office for Davidson County, Tennessee.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

The said SAICHAY SIVILAY hereby agrees to pay, and agrees to hold SOMBOUN SIVILAY harmless from, any expenses associated with said real property. The debt associated with said property has been paid in full and the existing Deed of Trust has been satisfied.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(v)

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SOMBOUN SIVILAY, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

SOMBOUN SIVILAY
Grantor

Sworn to and subscribed before me
this 31 day of July, 2026.

NOTARY PUBLIC

My commission expires: May 8, 2029

JESSICA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SAICHAY SIVILAY, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

SAICHAY SIVILAY
Affiant/Grantee

Sworn to and subscribed before me
this 31 day of July, 2026.

NOTARY PUBLIC

My commission expires: May 8, 2029

This instrument prepared from information provided by the parties involved.

JESSICA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON